

005.0

0003

0001.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

937,300 / 937,300

USE VALUE:

937,300 / 937,300

ASSESSED:

937,300 / 937,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
94-96		CHANDLER ST, ARLINGTON

OWNERSHIP

Owner 1:	STRATAKIAS AGAPI	Unit #:	
Owner 2:			
Owner 3:			

Street 1: 96 CHANDLER ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		Own Occ: Y
Postal: 02474		Type:	

PREVIOUS OWNER

Owner 1:	KOULOURIS KONSTANTINOS -
Owner 2:	-

Street 1: 96 CHANDLER ST

Twn/City: ARLINGTON

St/Prov: MA	Cntry:		
Postal: 02474		Type:	

NARRATIVE DESCRIPTION

This parcel contains 6,487 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1924, having primarily Wood Shingle Exterior and 2587 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		6487		Sq. Ft.	Site		0	80.	0.95	1									491,689						491,700	

IN PROCESS APPRAISAL SUMMARY

Legal Description							User Acct
							4836
							GIS Ref
							GIS Ref
							Insp Date
							10/14/17



PATRIOT
Properties Inc.
1516!

Prior Id # 1:	4836
Prior Id # 2:	
Prior Id # 3:	
Date	Time
12/10/20	16:17:38
PRINT	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Parcel ID 005.0-0003-0001.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	443,500	2300	6,487.	491,700	937,500	937,500	Year End Roll	12/18/2019
2019	104	FV	345,100	2300	6,487.	522,400	869,800	869,800	Year End Roll	1/3/2019
2018	104	FV	344,300	0	6,487.	381,100	725,400	725,400	Year End Roll	12/20/2017
2017	104	FV	322,800	0	6,487.	331,900	654,700	654,700	Year End Roll	1/3/2017
2016	104	FV	322,800	0	6,487.	282,700	605,500	605,500	Year End	1/4/2016
2015	104	FV	287,500	0	6,487.	276,600	564,100	564,100	Year End Roll	12/11/2014
2014	104	FV	287,500	0	6,487.	227,400	514,900	514,900	Year End Roll	12/16/2013
2013	104	FV	299,200	0	6,487.	216,300	515,500	515,500		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOULOURIS KONST	61787-300		5/13/2013	Convenience		1	No		
KOULOURIS KONST	45595-483		7/12/2005	Family		1	No		
	13512-154		8/1/1978		58,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
8/19/2020	903	Siding	31,000	C					10/14/2017	MEAS&NOTICE	HS	Hanne S
3/14/2014	201	Re-Roof	7,500						6/11/2014	External Ins	PC	PHIL C
									1/28/2009	Meas/Inspect	294	PATRIOT
									9/20/1999	Meas/Inspect	197	PATRIOT
									8/25/1993		KT	

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH																																								
Type:	13 - Multi-Garden			Full Bath:	2	Rating:	Average	641-4047 CHK INTER WORK IN PROGRESS; RECHK COND 2001.				WDK	EFF	EFP																																						
Sty Ht:	2A - 2 Sty +Attic			A Bath:		Rating:						WDK	EFF	EFP																																						
(Liv) Units:	2	Total: 2			3/4 Bath:		Rating:						WDK	EFF	EFP	20																																				
Foundation:	2 - Conc. Block			A 3QBth:		Rating:						WDK	EFF	EFP	5																																					
Frame:	1 - Wood			1/2 Bath:		Rating:						WDK	EFF	EFP	25																																					
Prime Wall:	1 - Wood Shingle			A HBth:		Rating:						WDK	EFF	EFP																																						
Sec Wall:		%			OthrFix:		Rating:						WDK	EFF	EFP																																					
Roof Struct:	2 - Hip			OTHER FEATURES								WDK	EFF	EFP																																						
Roof Cover:	1 - Asphalt Shgl			Kits:	1	Rating:	Average					WDK	EFF	EFP																																						
Color:	BEIGE			A Kits:	1	Rating:	Good					WDK	EFF	EFP																																						
View / Desir:				Frl:		Rating:						WDK	EFF	EFP																																						
GENERAL INFORMATION				WSFlue:		Rating:						WDK	EFF	EFP																																						
Grade:	C - Average			CONDOS INFORMATION								WDK	EFF	EFP																																						
Year Blt:	1924	Eff Yr Blt:			Location:								WDK	EFF	EFP																																					
Alt LUC:		Alt %:			Total Units:								WDK	EFF	EFP																																					
Jurisdict:		Fact: .			Floor:								WDK	EFF	EFP																																					
Const Mod:				% Own:								WDK	EFF	EFP																																						
Lump Sum Adj:				Name:								WDK	EFF	EFP																																						
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN																																								
Avg Ht/FL:	STD			Phys Cond:	AV - Average	31.	%	Exterior:	No Unit	RMS	BRS	FL																																								
Prim Int Wall:	2 - Plaster			Functional:		%	%	Interior:	2	5	2																																									
Sec Int Wall:		%			Economic:		%	Additions:																																												
Partition:	T - Typical			Special:		%	Kitchen:																																													
Prim Floors:	4 - Carpet			Override:		%	Baths:																																													
Sec Floors:	3 - Hardwood			Total:	31	%	Plumbing:																																													
Bsmnt Flr:	12 - Concrete			CALC SUMMARY				Electric:																																												
Subfloor:				Basic \$ / SQ:	170.00			Heating:																																												
Bsmnt Gar:				Size Adj.:	1.10415220			General:																																												
Electric:	3 - Typical			Const Adj.:	0.98245209			Totals	2	10	4																																									
Insulation:	2 - Typical			Adj \$ / SQ:	184.412																																															
Int vs Ext:	S			Other Features:	104000																																															
Heat Fuel:	2 - Gas			Grade Factor:	1.00																																															
Heat Type:	5 - Steam			NBHD Inf:	1.00000000																																															
# Heat Sys:	2				NBHD Mod:																																															
% Heated:	100				LUC Factor:	1.00																																														
Solar HW:	NO				Adj Total:	642518																																														
% Com Wall:					Depreciation:	199181																																														
					Deprecated Total:	443338																																														
MOBILE HOME				Make:				Serial #:				Year:				Color:																																				
SPEC FEATURES/YARD ITEMS																																																				
PARCEL ID 005.0-0003-0001.0																																																				
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																																			
19	Patio	D	Y	1	10X12	A	AV	2006	5.38	T	10.4	104			600		600																																			
22	Wood Deck	D	Y	1	6X12	A	AV	2000	16.00	T	15.2	104			1,000		1,000																																			
11	Pool-Vinyl	D	Y	1	18	A	AV	2010	41.56	T	7.2	104			700		700																																			
More: N	Total Yard Items:	2,300			Total Special Features:				Total:	2,300																																										
SKETCH																																																				
<p>RESIDENTIAL GRID</p> <table border="1"> <tr> <td>1st Res Grid</td> <td>Desc: Line 1</td> <td># Units: 2</td> </tr> <tr> <td>Level</td> <td>FY LR DR D K FR RR BR FB HB L O</td> <td></td> </tr> <tr> <td>Other</td> <td></td> <td></td> </tr> <tr> <td>Upper</td> <td></td> <td></td> </tr> <tr> <td>Lvl 2</td> <td></td> <td></td> </tr> <tr> <td>Lvl 1</td> <td></td> <td></td> </tr> <tr> <td>Lower</td> <td></td> <td></td> </tr> <tr> <td>Totals</td> <td>RM斯: 10</td> <td>BR斯: 4</td> <td>Baths: 2</td> <td>HB</td> <td></td> </tr> </table>																1st Res Grid	Desc: Line 1	# Units: 2	Level	FY LR DR D K FR RR BR FB HB L O		Other			Upper			Lvl 2			Lvl 1			Lower			Totals	RM斯: 10	BR斯: 4	Baths: 2	HB											
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REMODELING																																																				
RES BREAKDOWN																																																				
SUB AREA																																																				
SUB AREA DETAIL																																																				
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten																																										
SFL	Second Floor	1,212	184.410	223,507	UAT	100	FLA	100																																												
BMT	Basement	1,100	55.320	60,856																																																
FFL	First Floor	1,100	184.410	202,853																																																
EFP	Enclos Porch	320	35.110	11,234																																																
UAT	Upper Attic	275	129.090	35,499																																																
OPF	Open Porch	112	30.680	3,437																																																
WDK	Deck	72	15.720	1,132																																																
Net Sketched Area: 4,191				Total:	538,518																																															
Size Ad	2312	Gross Are	5016	FinArea	2587																																															
IMAGE																																																				
AssessPro Patriot Properties, Inc																																																				